

Officer Report

Application Number:	HGY/2026/1085
Application Type:	Full planning permission
Address:	58 Ellenborough Road, Wood Green, London, N22 5EY
Proposal:	Change of use of a single family dwellinghouse (Class C3) to a small House in Multiple Occupation (HMO) (Class C4) with 5 bedrooms for a maximum of 5 occupants including the provision of waste and cycle storage.
Case Officer:	Mark Chan
Valid Date:	07/05/2026
Applicant:	Mr Stroh
Agent:	Mr Joel Stern

RECOMMENDATION

Approve with Conditions

1. Site Description and Surroundings

The application site is a two-storey, mid-terraced dwellinghouse located on the eastern side of Ellenborough Road. The dwellinghouse has an original two storey rear outrigger. The site is not located within a Conservation Area but it is located within the Family Housing Protection Zone (FHPZ) and subject to an Article 4 Direction for houses in multiple occupation (HMO) which came into force in November 2013, removing permitted development rights for a change of use from a single-family dwelling house (Use Class C3) to a HMO (Use Class C4).

2. Description of Proposal

This application is for the change of use of the host property from a single-family dwellinghouse (Class C3) to a small-scale House in Multiple Occupation (HMO) (Class C4) with 5 no. bedrooms for 5 no. occupants.

3. Relevant Planning and Enforcement History

PRE/2026/0005 – Change of Use C3 to HMO. Pre-application advice issued 03/07/2026.

46 Ellenborough Road

APP/Y5420/W/25/3369249 – Change of use from C3 [dwellinghouse] to C4 [HMO] for up to 6 persons. Appeal dismissed 04/11/2025.

4. Internal & Statutory Consultation

The following were consulted regarding the application:

LBH Transportation Group: No comments received.

LBH HMO Team: No objection to the proposed development.

LBH Pollution Officer: No objection to the proposed development.

5. Local Representations

3 objections have been received from neighbours, local groups, etc in response to notification and publicity of the application. The reasons for objection are summarised:

- Loss of family housing
- The GIA of the existing property is 120.536m² which is only marginally above the 120m² minimum requirement outlined in Policy DM17
- The recent appeal dismissal for a similar HMO conversion at 46 Ellenborough Road (APP/Y5420/W/25/3369249) establishes a precedent for protecting the borough's stock of smaller family-sized dwellings
- Over-concentration of HMO in the vicinity
- Intensification of use with more comings and goings
- Noise and disturbance
- Worsen parking stress on Ellenborough Road
- Insufficient space in front garden to accommodate refuse storage

6. Assessment of Planning Considerations

The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and appearance;
3. Standard and quality of residential accommodation;
4. Impact on neighbouring amenity;
5. Transport considerations.

Principle of development

HMO accommodation plays an important role in meeting particular housing needs, especially for low-income residents, young people and those needing temporary accommodation, however as set out in Haringey's Development Management DPD 2017 (Para. 3.36) there are broader concerns in respect of losing family units to conversions, with HMOs heavily concentrated in the east of the Borough, with this leading to what it describes as "a significant loss in the availability of family housing for which there is strong need."

As such, Policy DM17 set out specific criteria that is required to be met to allow approval of the conversion of a home to an HMO within the area covered by the Article 4 Direction, specifically:

- a. The gross original internal floor space of the existing dwelling is greater than 120m²:

Officer Comment: The submitted drawings show that the original un-extended floorspace of the property is 120.536 sqm. Whilst this is just marginally above the acceptable threshold, the Council does not have evidence contradicting the submitted floorspace area. As such, the site meets the requirements of the policy and is considered suitable for the proposed use a small-scale HMO for up to six occupants within the C4 use class.

- b. They do not give rise to any significant adverse amenity impact(s) on the surrounding neighbourhood, including cumulative impacts arising from an overconcentration of HMOs within an area;

Officer Comment: Given that the existing property is a 3-bedroom, single family dwellinghouse with a sizeable lounge and living room and that no external extensions or alterations have been proposed, and the current proposal is for a small-scale, 5-bedroom HMO for 5no. occupants only, the increase in the total number of bedrooms and occupants at the property would be limited. New refuse and recycling bins and cycle storage would be provided in the front garden. It is observed that many neighbouring properties store their bins in the front garden. Therefore, the proposed development would not result in an unacceptable impact on the character of the area, in terms of bin and cycle storage, and comings and goings at the property.

Concerns about the over-concentration of HMO in the area have been raised. Officer notes that there are approximately 72 properties on Ellenborough Road with 24 houses and the rest being mostly purpose built or converted flats. According to the Council's Landlord Licence Public Register, only 1 mandatory HMO licence was granted to properties on this road with other licenses being selective licence for renting out a flat or house to single household. Based on the above, the Officer does not consider that the proposal would result in an over-concentration of HMO in the area that would give rise to adverse neighbouring amenity impacts.

- c. They are accessible by public transport, cycling and walking;

Officer Comment: The site has a Public Transport Accessibility Level (PTAL) of 3 which is deemed to be moderate. The site is within walking distance of a number of bus routes along Lordship Lane and The Roundway. Wood Green underground station is 15-minute walk away. Therefore, the site is considered to have an acceptable levels of access to public transport.

- d. They provide high quality accommodation that satisfies the relevant policies of the Local Plan, including internal space standards, provision of a satisfactory level of amenity space for occupants, and adequate and convenient refuse storage and collection.

Officer Comment: A new shared kitchen with two cooking hobs and a living room would be on the ground floor. All bedrooms are reasonably sized, have their individual toilets and showers and have windows to provide sufficient daylight/sunlight and ventilation. The front garden would provide sufficient storage for bins and two bikes with an additional bicycle storage for three more bikes in the rear garden. Therefore, the proposal is satisfactory and provides sufficient amenity space for other occupants which would not harm living conditions within the HMO.

e. Where non self-contained, have exclusive use of a kitchen or space within a shared kitchen for each household.

Officer Comment: Haringey standards for HMOs require that one kitchen is shared per three room lettings. In this case, one kitchen with two cooking sets have been provided and therefore would be in compliance with HMO standards. The Council's HMO Team has reviewed the application and raised no objection.

Additional Officer Comment: Application ref: HGY/2024/2821 for the change of use from C3 [dwellinghouse] to C4 [HMO] for up to 6 persons at 46 Ellenborough Road was refused by the Council for the reason that it had insufficient original un-extended floorspace and poor layout that would result in a substandard form of accommodation and loss of single family dwellinghouse. The appeal (Ref: APP/Y5420/W/25/3369249) was dismissed and the planning inspector in his report focused on the fact that the un-extended floorspace of 46 Ellenborough Road was 116.13 sqm which was below the threshold of 120 sqm required by Policy DM17.

The inspector further stated that "The development results in a net reduction in smaller family housing for which Policy DM17 confirms there is a significant need, furthermore the site is within a FHPZ, where it is of particular importance." In the current application, the un-extended floor space of the host property is 120.536 sqm which exceeds the threshold and thus does not fall of this restriction as set out in Policy DM17. The proposed layout of the HMO is also considered satisfactory. Therefore, the circumstances in the current application are materially different from the dismissed appeal at 46 Ellenborough Road and in this case, the Case Officer considers the proposed development to be acceptable on planning balance.

Design and appearance

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

No external alterations or extensions are proposed to the host building. A cycle store is proposed within the front garden alongside space for bin storage, although no details of bin

storage have been provided. Whilst there would be a degree of clutter in the front garden, at present, bins are left exposed in the front garden which is a common arrangement within the wider locality. There is scope to improve this appearance to a certain extent through the requirement for bin and cycle storage to be provided. Subject to compliance with conditions, the development would be acceptable with regards to design and character considerations.

Standard and quality of residential accommodation

London Plan Policy D6 requires housing developments to be of high-quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units and providing adequate and easily accessible storage space as well as outdoor amenity space. Table 3.1 sets out the internal minimum space standards for new developments, while Table 3.2 of the London Plan provides qualitative design aspects that should be addressed in housing developments.

The current proposal has 5 no. single bedrooms capable of accommodating 5 no. people. The layout of the HMO is such that one shared kitchen with two cooking sets would be provided, and each bedroom would have their own toilet and shower. The future occupiers would also have access to a communal rear garden via the ground floor dining area. The standard of accommodation is considered satisfactory and would comply with HMO licencing requirements, therefore acceptable.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

As no external alterations and extensions are proposed, it is not considered there would be any impact on residential amenities of the occupiers of neighbouring properties in terms of privacy, outlook and daylight/sunlight.

In terms of use, the proposed change to a 5 occupant HMO is not deemed to be significant in planning terms. Given that the existing property is a 3-bedroom dwellinghouse, the number of comings and goings would not be significantly different from the existing use. In planning terms, the LPA do not have sufficient evidence to demonstrate that the conversion here would lead to an over-concentration of HMO development.

As such, the noise levels and general levels of disturbance are unlikely to give rise to an unacceptable impact on the amenities of neighbouring occupants.

Transport considerations

London Plan Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.

Local Plan Policy SP7 'Transport' states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DPD Policy DM31 'Sustainable Transport'.

The Officer has raised concern about the number of long-stay cycle parking in the front garden. As such, the applicant has amended the proposal and provided a bike box for 2 bikes in the front garden with an additional bike storage for 3 more bikes in the rear garden. Whilst this arrangement is not ideal as some users would have to take their bikes through the property into the rear garden and vice versa, it is an acceptable solution in this instance on balance, given the size of the front garden and the fact that this is a terrace property. A condition to ensure secure cycle storage is provided for the beneficial use of future occupation of this HMO is imposed.

The use of this property as a HMO is not considered to have any greater impact on on-street parking conditions over and above the extant use of the property. The applicant has also submitted a Parking Survey prepared by SANDS Civil Engineering Consultancy Ltd. The survey has been undertaken in accordance with the Lambeth Methodology and concluded that there is a 35% parking availability within 2mins/200m walking distance from the site. On this basis, it is considered that the development would not result in any unacceptable impacts on highway safety or local parking conditions.

A HMO use of this size does not meet the threshold to be designed as 'Car Free', specifically as rented and HMO occupation usually generates much lower levels of car ownership than the general population. Equally, there is also no evidence to show that a HMO would lead to more vehicle ownership and demand for on-street parking greater than that associated with a dwellinghouse.

Conclusion

The conversion of the host building into a HMO is considered acceptable in this instance, and will provide an acceptable layout and standard of accommodation for future occupiers, and would not give rise to an unacceptable impact on the living conditions or on the highway network or parking conditions in the wider locality.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. CIL Applicable

The increase in internal floor area would not exceed 100 sqm. and therefore the proposal is not liable for Mayoral or Haringey's CIL charge.

8. Recommendation

The application is recommended for approval subject to the following conditions:

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:

Parking Survey by SANDS P01, 17/07/2026
PR-L001 B, PR-P001 B, PR-P002 B, PR-P003 B, PR-E001 B, PR-E002 B, PR-S001 B, PR-PE002 B

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The House in Multiple Occupation hereby approved must be occupied by no more than 5 persons at any time.

Reason: In order to ensure a satisfactory standard of development for future occupants, and to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1, DM17 and DM23 of The Development Management DPD 2017.

- 4 The cycle storage as shown in the plans hereby approved shall be installed prior to first occupation of the development, and shall be maintained as such for the lifespan of the development.

Reason: To promote sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

- 5 No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and

permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy 5.17 of the London Plan 2021.

Informatives:

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.